



NEWS FROM THE OFFICE OF
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2013 COUNTY FORECLOSURE AUCTION: Properties Up- Unpaid Taxes Down

Town of Saugerties Tops the List with 35 Properties Nearing \$1 Million

The April 16, 2013 Ulster County Public Property Auction is fraught with 211 different foreclosure stories ranging from a 0.13 acre parcel in the Town of Lloyd that owes \$189 to a 22.5 acre parcel in the Town of Saugerties that is nearly twenty years in arrears and owes over \$500,000. While the unpaid total dollar value has decreased by over \$250,000 from \$3,933,422 in 2012 to \$3,681,194.80 in 2013, the number of properties has shot up from 195 last year to 211 this year. The increased numbers are an indication that the struggling economy continues to hit Ulster property owners hard.

With the exception of the Towns of Denning and Hardenburgh, and the Village of New Paltz, every Ulster County municipality will have properties at this year's auction. The Town of Saugerties tops the list with both the total number of parcels (35), and the largest amount of outstanding dollars at \$966,516. With nearly as many properties, the Town of Ulster and the Town of Wawarsing have 27 and 26 parcels, respectively. Financially, the Village of Ellenville follows the Town of Saugerties in outstanding taxes with \$465,177 in arrears. Together representing 39% of the total dollars owed. Saugerties, along with Ulster and Wawarsing comprise over 40% of both the parcels and the volume of the outstanding taxes.

Of note are the six (6) parcels which have been "deemed hazardous" by the county and are least likely to sell. Among the six are two parcels in Saugerties which represent over \$530,000 of that Town's total, as well as one parcel in Ellenville which amounts to close to \$360,000 of the Village's outstanding taxes. When the 6 are totaled together and compared to the total of 211, they account for 32% or \$1,177,491.89 of the total \$3,681,194.60 owed.

Currently Uncollectable/Hazardous Accounts

TOWN	SBL#	NAME	AMOUNT	STATUS
Plattekill	95.3-4-37	HVES Inc.	140,024.49	Former Dump/Toxic/clean up
Saugerties	8.4-2-1.200	Syska Enterprises Inc	502,532.51	Tire Dump
Saugerties	8.4-3-24	Tire Recycling Inc.	29,958.73	Tire Dump
Shawangunk	106.3-2-4	Brown, William R Jr. & Lisa	113,115.66	Junkyard
Wawarsing(Ellenville)	82.76-1-1	Ellenville Scrap Iron & Metal Co Inc.	359,872.09	Junkyard in clean up process
Wawarsing	83.1-1-2	Smith, Robert D & Williard E	<u>31,988.41</u>	Service Ctr.
TOTAL			<u>\$ 1,177,491.89</u>	2013 Brochure Amounts

This year's Public Auction will be held on the campus of SUNY ULSTER in Vanderlyn Hall on Tuesday, April 16 at 9:30 AM. The complete listing of the properties can be found on the Ulster County website at <http://www.ulstercountyny.gov/finance/2013-Public-Auction-Brochure.pdf>

The mission of the Ulster County Comptroller's Office is to serve as an independent agency of the people and to protect the public interest by monitoring County government and to assess and report on the degree to which its operation is economical, efficient and its financial condition sound.